

BA 2008

TROUT STORE/ PARKSIDE APARTMENTS

1887-1896

PARKTON

PRIVATE

The ground here was merely cut-over timber land in 1881, and it only sold for \$300 in 1887, but a dwelling worth \$800 was charged to Wesley R. Cuddy in 1896. Alvin J. Trout acquired the building in 1921. Although tax ledgers list a dwelling, eyewitnesses in Parkton recall it as a store, operated successively by Jim and Alvin Trout. The building is Italianate Victorian in style, frame, flat roofed, with a full width front porch. The old applied decoration at the cornice has been replaced with cornice, soffits, and eaves of white aluminum. The old one-room store area is a separate one-story north wing. The entire building has been covered with green aluminum siding which has smothered any original woodwork. This spacious building is now used as apartments.

## MARYLAND HISTORICAL TRUST

MAGI 0320085611

## INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**HISTORIC *TROUT STORE*

AND/OR COMMON

*Parkside Apartments***2 LOCATION**

STREET &amp; NUMBER

*18,903 York Road*

CITY, TOWN

*Parkton*

VICINITY OF

CONGRESSIONAL DISTRICT

*2nd*

STATE

*Maryland*

COUNTY

*Baltimore County***3 CLASSIFICATION**

## CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

## OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

## PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

## STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

## ACCESSIBLE

☐ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

## PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCES☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

*James L. Streett and Alice G.*Telephone #: *284-0346*

STREET &amp; NUMBER

*306 Bayside Drive*

CITY, TOWN

*Baltimore*

VICINITY OF

STATE, zip code

*Maryland 21222***5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

*County Courts Building*Liber #: *GLB 2732*Folio #: *111*

STREET &amp; NUMBER

*401 Bosley Avenue*

CITY, TOWN

*Towson*

STATE

*Maryland 21204***6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

*NONE*

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

BA-2008

**7 DESCRIPTION**

TROUT STORE

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

The Trout Store has been converted to apartment space and much improved with contemporary material, but still bears the look of commercial architecture. There is enough of the residential left to describe the style as Italianate Victorian. This is a frame two-story, flat-roofed structure four bays wide by two bays deep in the main block, with one-story additions at each end. Windows in the main block are modern replacements with metal frames, sash types with 1-over-1 panes.

A full-width front porch runs across the main block, its deck six steps above grade. The porch roof is supported by two posts set on the porch deck and by a slanted post at the south end of the porch. A centrally located door and two windows open onto the porch, the windows aligned with the outer bays of the second story. The eaves of the flat roof overhang the house walls and in recent rebuilding, older Italianate decorations have been replaced by cornices, soffits, and eaves of standardized white aluminum. The old one-room storeroom at the north end of the structure is flat-roofed, set on a stone foundation and the one bay is filled with large twin windows of plate glass.

A one-story, one-bay foundation on the south end of the building is perched on concrete block piers. It has one sash window of 1-over-1 format facing the street. On the south facade are two bays; the one nearest the street containing a contemporary metal and glass door; the eastward bay (away from the road) contains a twin double-hung sash window of 1-over-1 layout. The roofing over this section is hipped. There is also a gable-roofed rear wing of functional design.

The entire structure is covered with green aluminum siding. Any original Victorian features have been smothered by this sheathing and its associated soffit and embossed cornice sections.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**8 SIGNIFICANCE**

TROUT STORE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES    1887-1896                      BUILDER/ARCHITECT

**STATEMENT OF SIGNIFICANCE**

Like most of Parkton, the ground here was part of the vast 3,000-acre Turner estate, acquired in 1875 by Christolf Kolter from James C. Turner, Jr. (1) Kolter acquired 220 acres on which he conducted a lumber business, manufacturing telegraph poles and cross-ties. By 1881, Kolter and his partner were insolvent and the ground here was advertised for sale at public auction as cleared land. (2) Sarah C. Young acquired a very large parcel in 1884, and soon conveyed to George P. Everhart. (3) In 1887, George P. Everhart and wife conveyed one acre of this once large parcel to Wesley T. R. Cuddy, Senior; the cost was \$300, which would not allow for a very substantial structure. (4)

The 1896 tax ledger showed Wesley R. Cuddy with 1½ acres at Parkton, one cow, an outbuilding worth \$50, and a dwelling worth \$800, which is presumably the surviving structure. (5)

The following year, Cuddy sold to Rebecca A. Stabler for \$5 plus assumption of a mortgage. (6) In 1909, Ms. Stabler was in debt and conveyed her property to a trustee, Harry E. Karr; the creditors sued Karr, and on April 10, 1910, the property was offered at public auction, following an advertisement in the Democrat and Journal. (7) The trustees, Carville D. Benson, et al. conveyed to James G. Trout. (8) The 1911 tax ledger showed Trout with a dwelling worth \$850 and the same \$50 in outbuildings. (9)

The place had been advertised as "improved by a good frame dwelling house, stable, and outbuildings" when Mrs. Stabler was sued for default. The house was burdened by both first and second mortgages. (10) The house is shown as a small square in the 1915 Bromley Atlas.

In 1914, Louis V. Tipton acquired the mortgaged property at public auction for \$1,627, and he appears as owner in later amendments to the 1911 tax ledger. (11) The 1918 tax ledger described the property as adjoining Lydia E. Wilson on the north; improvements were:

CONTINUE ON SEPARATE SHEET IF NECESSARY

(continued)

Dwelling 25 x 28	2 stories	\$924
2 Outbuildings		50. (12)

Deeds and tax ledgers show these same assets conveyed to Alvin J. Trout in 1921. (13) Alvin J. Trout acquired an adjoining parcel in 1939 from James G. Trout. (14)

Alvin J. Trout's widow conveyed to Carroll Reynolds Trout and Zelda Maria Derrenberger in 1955. (15) The foregoing tenants and their spouses sold promptly to James L. Street in a deed immediately following. (16)

Although the tax ledgers seem to call this place a house, it was actually the Trout store, first operated by Jim Trout and later by Alvin Trout, as remembered by Miss Emily Stiffler, who lives four houses to the north. (17)

## NOTES:

1. B.C. Deeds, JB 95:203.
2. Maryland Journal, November 12, 1881. Judicial Records, WMI 76:492. Plat Books, JWS 2:3.
3. B.C. Deeds, WMI 141:76.
4. B.C. Deeds, JWS 158:328.
5. Tax Ledger, District 7, 1896, n.p.
6. B.C. Deeds LMB 222:534.
7. Judicial Records, WPC 230:22, 56.
8. B.C. Deeds, WPC 366:137. This deed was defective, and had to be rewritten and recorded in LMCLM 855:15.
9. Tax Ledger, District 7, 1911, f. 736.
10. Judicial Records, WPC 251:354.
11. B.C. Deeds, WPC 439:203; Tax Ledger, District 7, 1911, f. 734.
12. Tax Ledger, District 7, 1918, f. 804.
13. B.C. Deeds, WPC 523:392.
14. B.C. Deeds, LMCLM 855:117.
15. B.C. Deeds, GLB 2711:76 and GLB 2692:332.
16. B.C. Deeds, GLB 2732:111.
17. Personal Communication, Miss Emily R. Stiffler, June 6, 1980.

**MAJOR BIBLIOGRAPHICAL REFERENCES**

TROUT HOUSE

Baltimore County Deeds and Tax Ledgers.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**ACREAGE OF NOMINATED PROPERTY 1.219 acres**VERBAL BOUNDARY DESCRIPTION**

Lot is located on eastside of York Road:

N61½W 14.6 perches to centerline of York Road (MD 45)  
 S15½W 14.61 perches along CL of York Road  
 S61½E 12.44 perches  
 N23½E 14.26 perches to beginning

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE *NONE*COUNTY *NONE*STATE *NONE*COUNTY *NONE***11 FORM PREPARED BY**

NAME / TITLE

*John W. McGrain*

ORGANIZATION

*Baltimore County Office of Planning and Zoning*

DATE

*May 20, 1980*

STREET &amp; NUMBER

*401 Bosley Avenue*

TELEPHONE

*494-3495*

CITY OR TOWN

*Towson*

STATE

*Maryland 21204*

(1X2)  
 The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

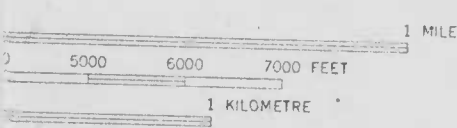
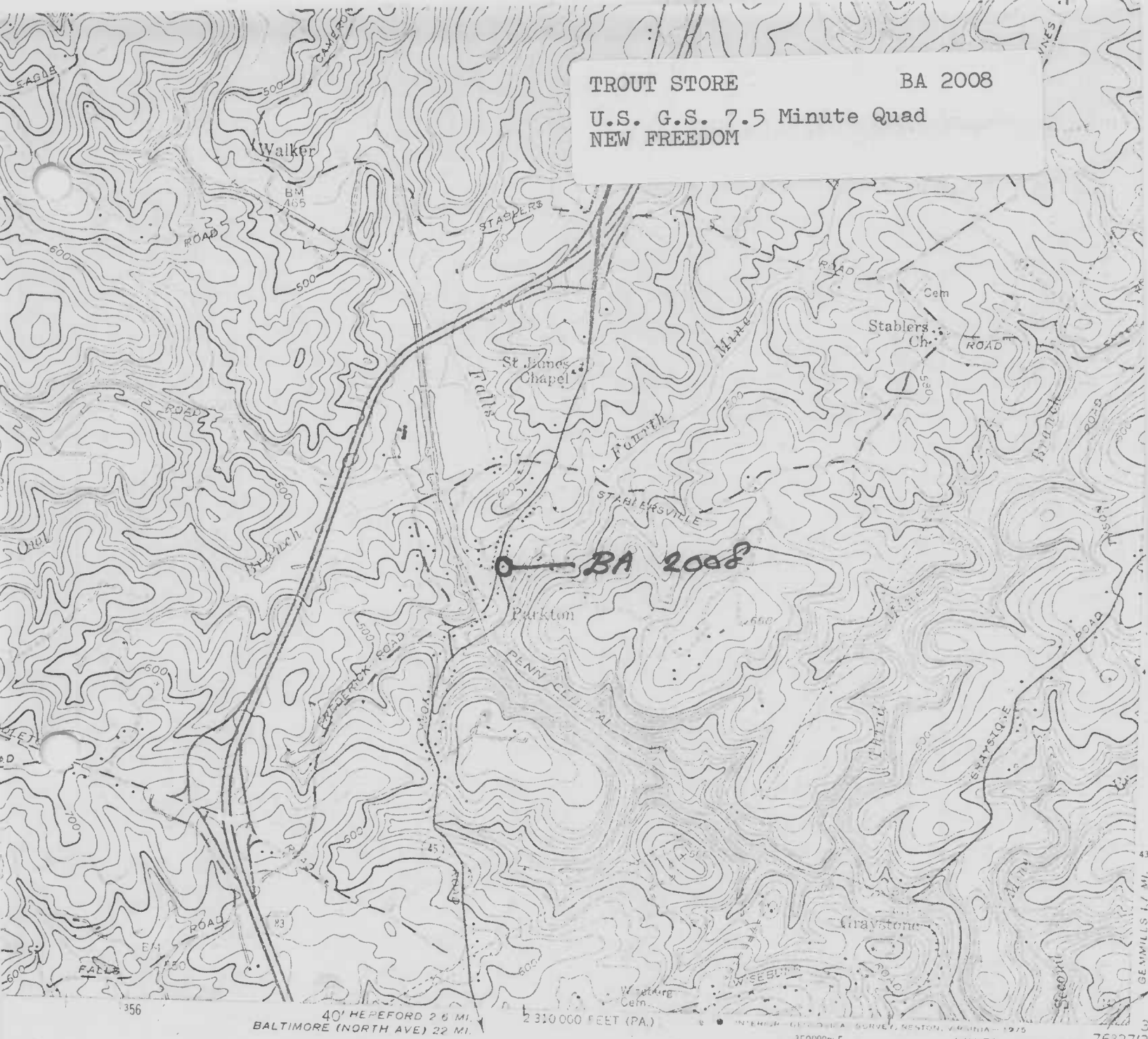
The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
 The Shaw House, 21 State Circle  
 Annapolis, Maryland 21401  
 (301) 267-1438

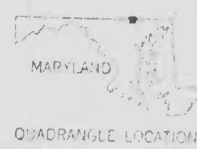
TROUT STORE

BA 2008

U.S. G.S. 7.5 Minute Quad  
NEW FREEDOM



FEET  
MUM OF 1929



QUADRANGLE LOCATION

ACCURACY STANDARDS  
STON, VIRGINIA 22092  
DLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled by the Geological  
Survey from aerial photographs taken 1974. This  
information not field checked.

ROAD CLASSIFICATION

Heavy-duty	—————	Light-duty	—————
Medium-duty	- - - - -	Unimproved dirt	.....
U.S. Route	□	State Route	○

NEW FREEDOM, MD.—PA.

N3937.5—W7637.5/7.5

1958  
PHOTOREVISED 1974  
AMS 5663 II NW SERIES V833





TROUT STORE

BA 2008

Baltimore County, Maryland

J. McGrain, October 1980

Neg. located at MHT

Main (west) facade and s. end



TROUT STORE  
Baltimore County, Maryland  
J. McGrain, March 1980  
Neg. located at MHT  
South end

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